

Application for Special Use Permit

1. Application form must be completed in full with applicant's signature.
2. Application must explain why the Conditional Use Permit is requested and the type of operation to be conducted on the property. This information should include information regarding the consumption of alcohol on the property, any outdoor seating or other outdoor activities, and proposed hours of the use. This will generally require a separate sheet attached to the application.
3. A site plan should be submitted showing drawings to scale to include (as applicable):
 - a. The location of all structures on the subject property and on adjoining property.
 - b. Parking areas and number of parking spaces.
 - c. Total square footage of all buildings, paved areas, and areas to be landscaped.
 - d. Landscaping and/or fencing of yards and set-backs areas and the use of landscaping and/or walls or fences for screening purposes.
 - e. Design of ingress and egress to minimize interference with traffic flow on abutting streets.
 - f. Off-street parking and loading facilities.
 - g. Height of all structures.
 - h. Proposed signs including lighting and location.
 - i. Any other proposed improvements.
4. Architectural renderings and elevations for all new buildings or improvements to existing buildings.
5. Traffic study may be required based on the proposed usage and the location.
6. Additional plans, drawings and other information may be required based on the proposed usage of the site.
7. Fifteen (15) copies of all plans, color prints, or multi-page reports will be required for every public meeting. If you wish to submit these copies after the initial staff review, this is an option; however, all copies must be received at least 1 week prior to the meeting.

Process and Schedule

1. The City Council will meet and refer the application to the Zoning and Planning Commission. (The City Council typically meets on the third Monday of every month). Applications should be submitted by the first Monday of the month.
2. The Zoning and Planning Commission will meet to consider the application and recommend approval or denial of the application at their meeting in the month following the City Council referral. Notification will be sent to all property owners within 185 feet of the property such that they may comment at the meeting. (The Zoning and Planning Commission typically meets the fourth Wednesday of the month)
3. After the Zoning and Planning Commission meeting, the request will be placed on the next month's City Council agenda for final consideration. This will be a public hearing and notice will be distributed at least 15 days prior to the hearing – both in the newspaper and by mail.
4. The application will be heard by the City Council and either approved (with conditions) or denied.

City of Ladue
Development Application

Property Owner

Name of owner Community School

Name of contact person (if corporation) Robert Cooke

Address 900 Lay Road, Ladue, Missouri 63124

Phone Number (314) 991-0005 Email rcooke@communityschool.com

Signature _____

Petitioner (if different from owner)

Name _____

Name of contact person (if corporation) _____

Address _____

Phone Number _____ Email _____

Action Requested

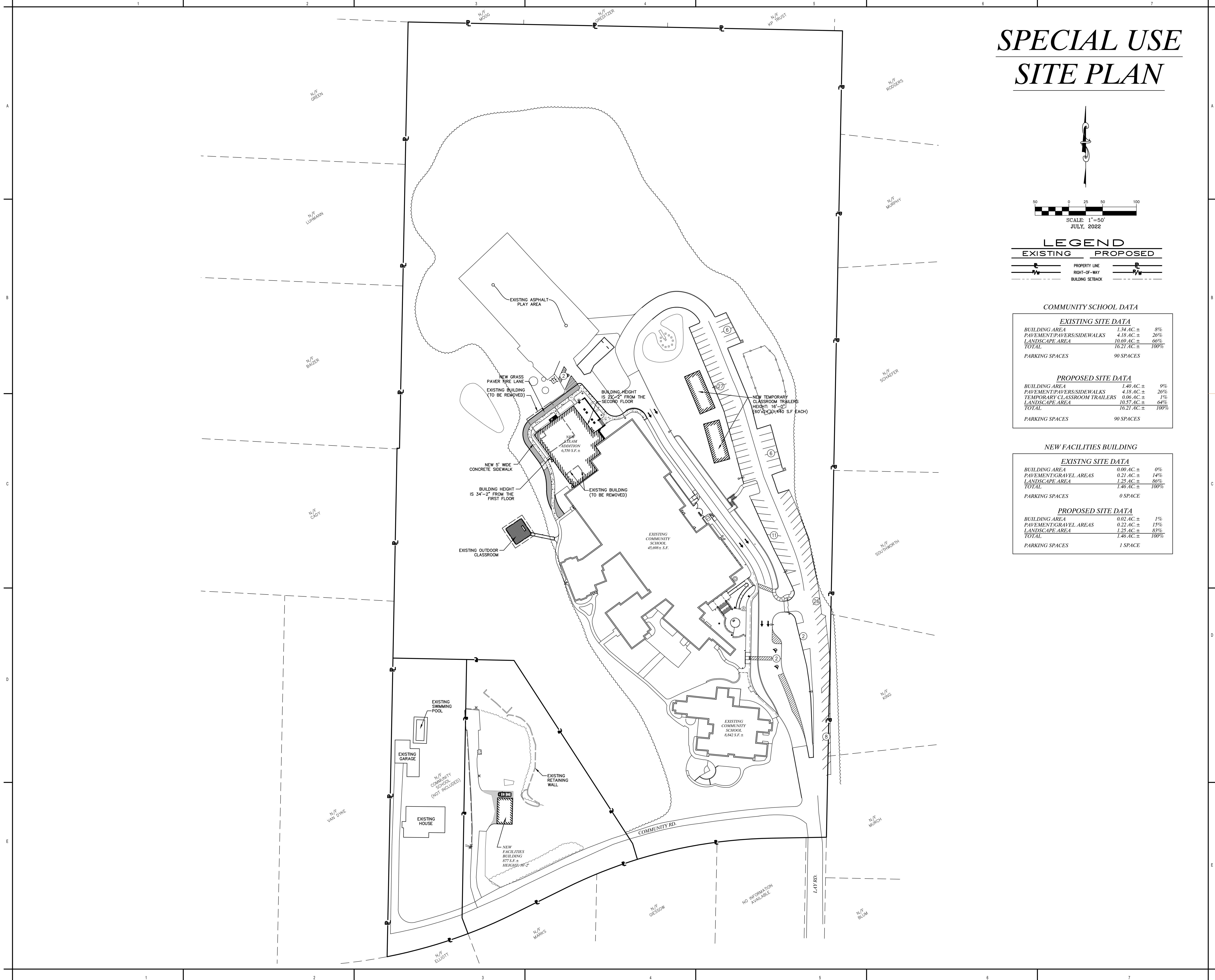
- ☐ Subdivision (Fee: \$500 + \$100 for each potential lot in excess of three)
- ☐ Small Subdivision or Lot Line Adjustment (Fee: \$300)
- ☐ Rezoning (Fee: \$1000)
- ☐ Subdivision with Rezoning (Subdivision Fee + \$1000)
- ☐ PUD (Fee: \$2000)
- ☒ Special Use Permit (Fee: \$250 not-for-profit, \$500 for-profit)

Property address 900 Lay Road, Ladue, Missouri 63124

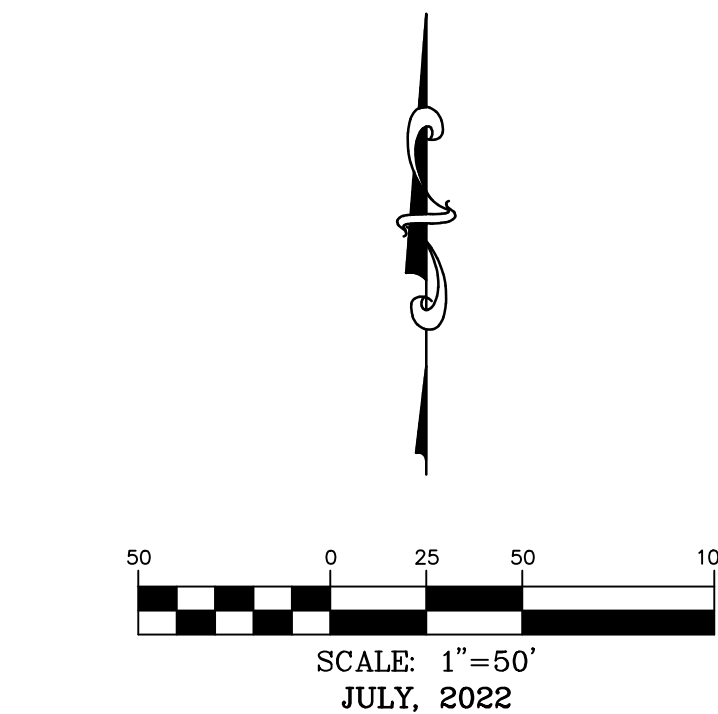
Size of lot Three lots to be consolidated (16.2, 1.00, and 1.33 acres) into 18.53 acres Zoning district B - Residential

Describe the project briefly _____

Proposed project consists of a two-story brick classroom addition, a single story garage, and two temporary classroom trailers. The proposed classroom addition will replace an existing separate one-story frame building, which is located north of the main school building. The existing classroom building and an existing maintenance garage will be demolished. Temporary classroom trailers are intended to be utilized during of the demolition and construction of classroom space. Hours of use will coincide with school hours.



SPECIAL USE SITE PLAN



LEGEND	
EXISTING	PROPOSED

COMMUNITY SCHOOL DATA		
EXISTING SITE DATA		
BUILDING AREA	1.34 AC. ±	8%
PAVEMENT/PAVERS/SIDEWALKS	4.18 AC. ±	26%
LANDSCAPE AREA	10.69 AC. ±	66%
TOTAL	16.21 AC. ±	100%
PARKING SPACES	90 SPACES	
PROPOSED SITE DATA		
BUILDING AREA	1.40 AC. ±	9%
PAVEMENT/PAVERS/SIDEWALKS	4.18 AC. ±	26%
TEMPORARY CLASSROOM TRAILERS	0.06 AC. ±	1%
LANDSCAPE AREA	10.57 AC. ±	64%
TOTAL	16.21 AC. ±	100%
PARKING SPACES	90 SPACES	

NEW FACILITIES BUILDING		
EXISTING SITE DATA		
BUILDING AREA	0.00 AC. ±	0%
PAVEMENT/GRAVEL AREAS	0.21 AC. ±	14%
LANDSCAPE AREA	1.25 AC. ±	86%
TOTAL	1.46 AC. ±	100%
PARKING SPACES	0 SPACE	
PROPOSED SITE DATA		
BUILDING AREA	0.02 AC. ±	1%
PAVEMENT/GRAVEL AREAS	0.22 AC. ±	15%
LANDSCAPE AREA	1.25 AC. ±	83%
TOTAL	1.46 AC. ±	100%
PARKING SPACES	1 SPACE	

CHRISTNER ARCHITECTS

ARCHITECTS | DESIGNERS | PLANNERS | LANDSCAPE ARCHITECTS

621 N SKINNER BLVD | ST. LOUIS, MISSOURI 63130
TEL. 314.725.2927 | FAX 314.725.2928
CHRISTNERARCHITECTS.COM
MISSOURI CERTIFICATE OF AUTHORITY - 000842

OWNER:
COMMUNITY SCHOOL
90 LAY ROAD
ST. LOUIS, MISSOURI 63105
(314) 981-0005

CIVIL:
COCHRAN ENGINEERING
5304 EAST INDEPENDENCE DRIVE
UNION, MO 63084
(636) 984-6540

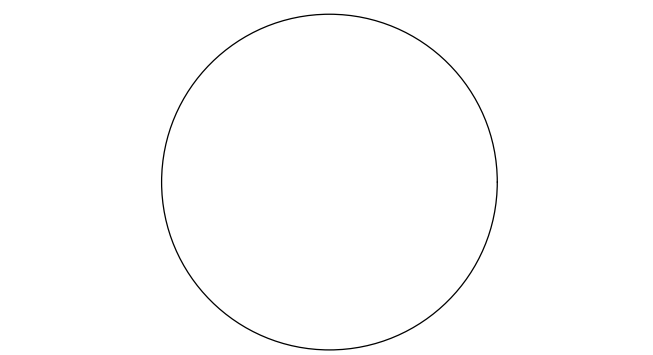
LANDSCAPE:
CHRISTNER ARCHITECTS
18 NORTH MERAMEC, SUITE 400
ST. LOUIS, MO 63105
(314) 725-2927

STRUCTURAL:
MEC
15 SUNNEN DRIVE, SUITE 104
ST. LOUIS, MO 63143
(314) 845-1132

MEPPF:
MEC
15 SUNNEN DRIVE, SUITE 104
ST. LOUIS, MO 63143
(314) 845-1132

REVISION SCHEDULE

NO	DATE	REVISIONS
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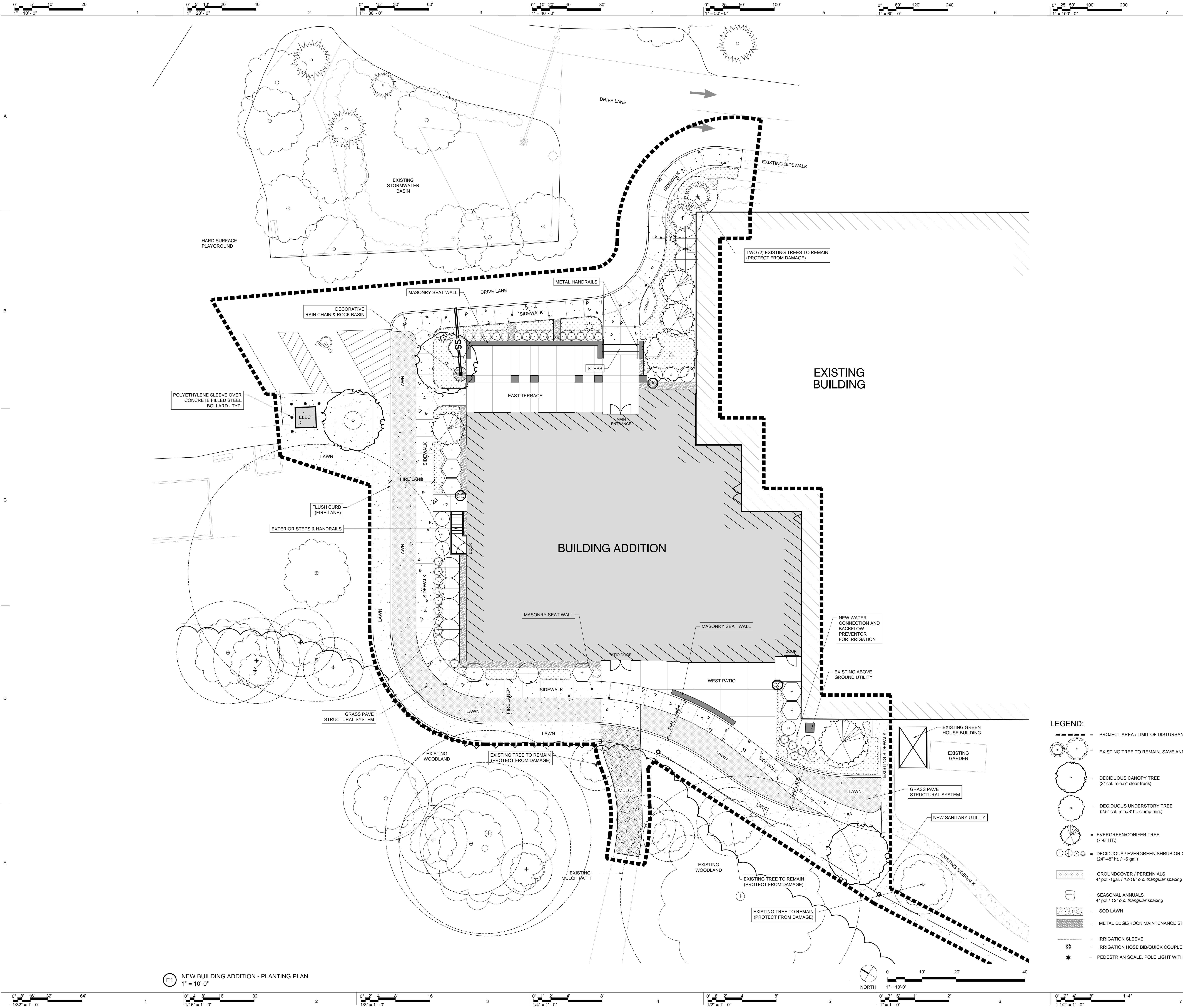
COMMUNITY SCHOOL
STEAM ADDITION

Sheet Name

SPECIAL USE SITE PLAN

REVISION DWG NO PROJECT NO DATE SHEET NO
20-4084A 08.1.2022 1 OF 7

NOT FOR CONSTRUCTION



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UNION, MO 63084
(636) 584-0540

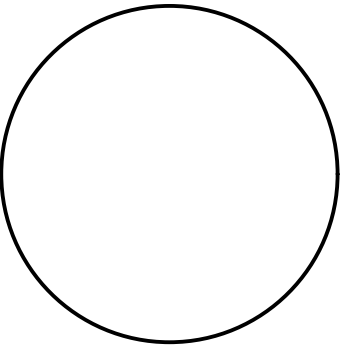
LANDSCAPE:
CHRISTNER ARCHITECTS
168 NORTH MERAMEC, SUITE 400
ST. LOUIS, MO 63105
(314) 725-2927

STRUCTURAL:
IMEG
15 SUNNEN DRIVE, SUITE 104
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(314) 645-1132

MEPP:
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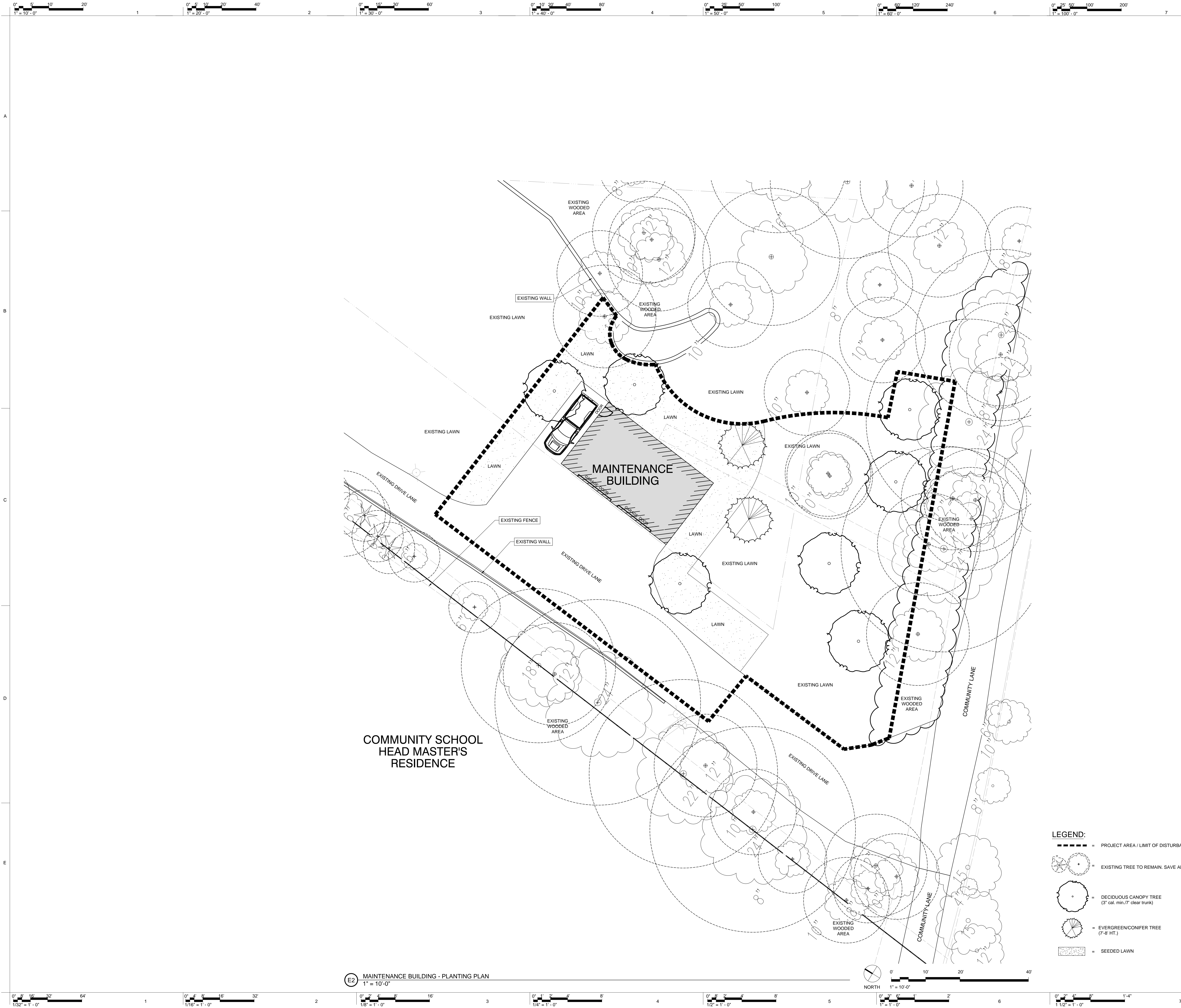


COMMUNITY SCHOOL
STEAM ADDITION

NEW BUILDING -
PLANTING PLAN

REVISION DWG NO SHEET NO
PROJECT NO 21043.000
DATE 08.01.2022 2 OF 7

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E2 MAINTENANCE BUILDING - PLANTING PLAN
1" = 10'-0"

- LEGEND:**
- PROJECT AREA / LIMIT OF DISTURBANCE
 - (Symbol) = EXISTING TREE TO REMAIN, SAVE AND PROTECT
 - (Symbol) = DECIDUOUS CANOPY TREE (3" cal. min./7' clear trunk)
 - (Symbol) = EVERGREEN/CONIFER TREE (7-8 HT.)
 - (Symbol) = SEEDED LAWN

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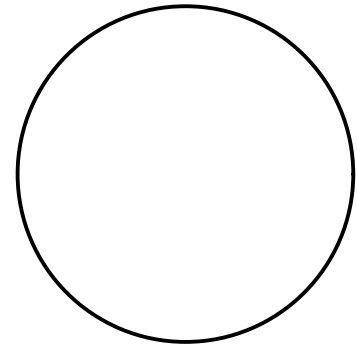
LANDSCAPE:
CHRISTNER ARCHITECTS
168 NORTH MERAMEC, SUITE 400
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STRUCTURAL:
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COMMUNITY SCHOOL
STEAM ADDITION

MAINTENANCE BUILDING -
PLANTING PLAN

REVISION DWG NO PROJECT NO 21043.000
DATE 08.01.2022
SHEET NO
3 OF 7

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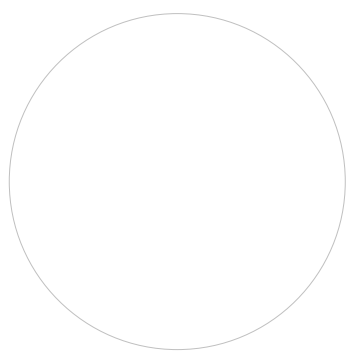
LANDSCAPE:
CHRISTNER ARCHITECTS
168 NORTH MERAMEC, SUITE 400
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STRUCTURAL:
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COMMUNITY SCHOOL
STEAM ADDITION

STEAM SUP PLANS

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PROJECT NO 21043.100
DATE 8/1/2022
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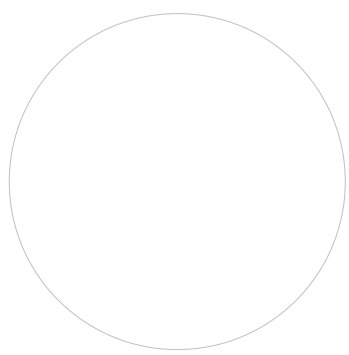
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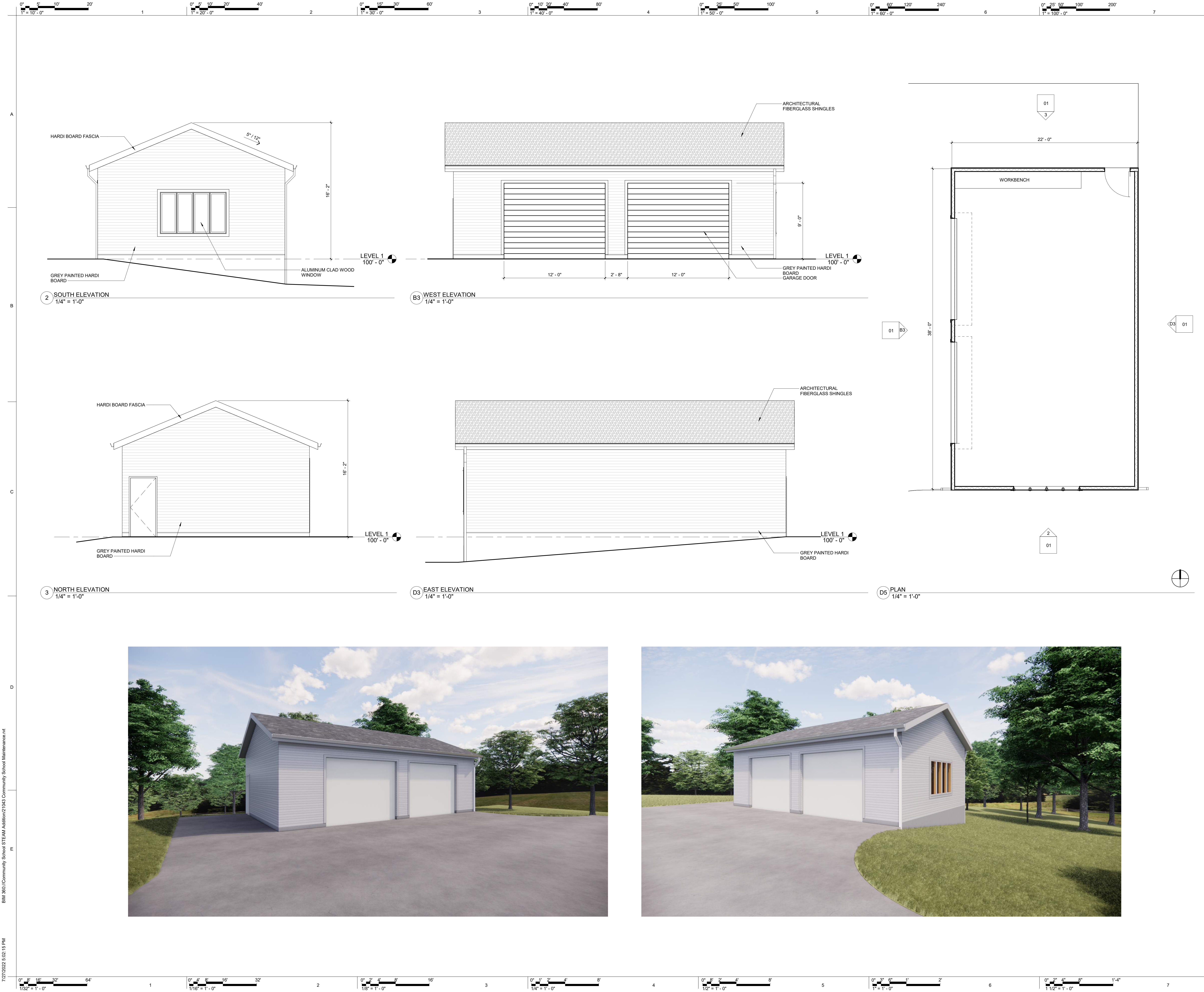
COMMUNITY SCHOOL
STEAM ADDITION

STEAM SUP ELEVATIONS

REVISION DWG NO
PROJECT NO 21043.100
DATE 8/1/2022

SHEET NO
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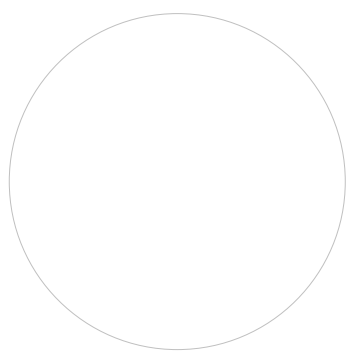
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COMMUNITY SCHOOL
MAINTENANCE BUILDING

SPU MAINTENANCE
BUILDING

REVISION DWG NO PROJECT NO 21043.100
DATE 8/1/2022
SHEET NO
6 OF 7

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